EXHIBIT A

Approved, Michigan Court of Appeals LOWER COURT	Electronically Filed	CASE NO.	
Washtenaw Circuit Court	BRIEF COVER PAGE	Court of Appeals	
(Short title of case) Case Name: Application for Lea	ve to Appeal		
CRO	PELLANT(S) APPELLEE(S) DSS-APPELLANT(S) CROSS-APPELL HER [identify]:	REPLY EE(S) AMICUS	
2. This brief is filed by or on beha	If of [insert party name(s)]:		
3. This brief is in response to	a brief filed on 06/13/2025 by Azar Sade	ghi-Staffeld, Ghazal Staffeld	
4. ORAL ARGUMENT:	REQUESTED NOT REQUEST	ED	
	A RULING THAT A PROVISION OF THE CON THER STATE GOVERNMENTAL ACTION IS I ine if this applies.]		
6. As required by MCR 7.212(C),	this brief contains, in the following order: [chec	k applicable boxes to verify]	
✓ Table of Cor	ntents [MCR 7.212(C)(2)]		
✓ Index of Aut	horities [MCR 7.212(C)(3)]		
	Il Statement [MCR 7.212(C)(4)]		
	f Questions [MCR 7.212(C)(5)]	(2) (2)	
	f Facts (with citation to the record) [MCR 7.212		
✓ Arguments (with applicable standard of review) [MCR 7.212(C)(7)]			
Relief Requested [MCR 7.212(C)(9)]			
= -	MCR 7.212(C)(9)] σ filed appendix [MCR 7.212(C)(10) and MCR 7	212(1)]	
	.,		
7. This brief is signed by [type na	me]: /s/ Azar Sadeghi-Staffeld, Pro Se		
Signing Attorney's Bar No. [if a	iny]:		

EXHIBIT B

COURT OF APPEALS, STATE OF MICHIGAN MOTION FOR TEMPORARY RESTRAINING ORDER AND INJUNCTIVE RELIEF

	OA Case Name: Application for Leave to Appeal OA Case No.: Lower Court Case No.: 25617-AV
_	
1.	I/we request that the time to file appellant(s) appellee(s) cross-appellant(s) cross-appellee(s) reply brief that is now due on be extended to
2.	Briefly state the reason(s) for this motion: [attach additional sheet if necessary] Appellee has used all legal tactics for illegal purposes of evicting the rightful owners of the property; Appellants. Therefore, Appellants pray to the court for issuance and grant of Temporary Restraining Order to prevent Appellee from obtaining the writ of eviction and request the injunctive relief to be granted to Appellants until this court adjudicates the issues on their merits. But for grant of this motion, Appellants will suffer immediate, severe, and irreparable harm of losing their primary residence.
3.	✓ This filing includes the original and 4 copies of the motion as required by MCR 7.211(A)(1).
 	I/we have satisfied the \$100 motion fee requirement of MCR 7.211(A)(2) by:[check one] check no in the amount of \$100 made payable to the "State of Michigan." paying \$100 in cash. fee paid through inter-agency transfer from another State agency. I am not required to pay fees in this appeal. declare that the statements above are true to the best of my information, knowledge, and belief. lame Azar Sadeghi-Staffeld Signature
P	Attorney Bar No. [if any] Date June 13, 2025
7 6 E	Proof of Service: I certify that a copy of this document and all attachments was served on the following attorneys of second or pro per parties by

EXHIBIT C

COURT OF APPEALS, STATE OF MICHIGAN MOTION TO CANCEL THE \$5,000 A MONTH ESCROW BOND AND RETURN THE BALANCE WITH ESCROW BOND TO STAFFELDS

<u> </u>	OA Case Name: Application fo	r Leave to Appeal
C	OA Case No.:	Lower Court Case No.: <u>25617-AV</u>
1.	I/wecross-appelle	request that the time to file appellant(s) appellee(s) ee(s) reply brief that is now due on be extended to
2.	The District Court errored by treat Agreement with option to buy. 2. them waited out their expirations	otion: [attach additional sheet if necessary] Iting the Appellee as Landlords while they have two contracts; 1. Lease Purchase Agreement, with Appellants. Appellee breached both of Iting the Appellee as Landlords while they have two contracts; 1. Lease Purchase Agreement, with Appellants. Appellee breached both of Iting the Appellants and revert the funds Iting the Appellants and revert the funds
3.	✓ This filing includes the original ar	nd 4 copies of the motion as required by MCR 7.211(A)(1).
1	☐ paying \$100 in cash. ☐ fee paid through inter-agency trace. ☑ I am not required to pay fees in declare that the statements above are Name Azar Sadeghi-Staffeld	e true to the best of my information, knowledge, and belief. Signature Signature
_	Attorney Bar No. [if any]	
	record or pro per parties by regular To ensure proper service of the motion	of this document and all attachments was served on the following attorneys of it mail or personal service at the addresses shown below. In, the parties of record in the case may be verified through the Case Search //courts.mi.gov/opinions orders/case search/pages/default.aspx Signature
1 :	Anthony G Mammina Mammina & Ajlouny, P.C. 370 E. Maple Road, Suite 230 Birmingham, MI 48009	

EXHIBIT D

COURT OF APPEALS, STATE OF MICHIGAN MOTION FOR PROCEEDS OF REFINANCE OF SECOND PROPERTY UP TO \$250,000 TO BE DEPOSITED IN ESCROW WITH THE COURT

C	OA Case Name: Application for Leave to Appeal
	OA Case No.: Lower Court Case No.: 25617-AV
1.	I/we request that the time to file appellant(s) appellee(s) cross-appellant(s) cross-appellee(s) reply brief that is now due on be extended to
2.	Briefly state the reason(s) for this motion: [attach additional sheet if necessary] Appellee illegally mortgaged Appellants second property and used the proceeds to pay for its property taxes and homeowners' insurance in violations of predatory lending act. Appellants are contemplating to refinance the property. Appellants pray before this court to grant their motion for the proceeds of the refinance to be placed in the court's escrow account. Otherwise, Appellee is being rewarded for their illegal actions.
3.	This filing includes the original and 4 copies of the motion as required by MCR 7.211(A)(1).
N	I/we have satisfied the \$100 motion fee requirement of MCR 7.211(A)(2) by:[check one] check no in the amount of \$100 made payable to the "State of Michigan." paying \$100 in cash. fee paid through inter-agency transfer from another State agency. I am not required to pay fees in this appeal. declare that the statements above are true to the best of my information, knowledge, and belief. ame Azar Sadeghi-Staffeld Signature Date June 13, 2025
7 0 E T A N 3	roof of Service: I certify that a copy of this document and all attachments was served on the following attorneys of ecord or pro per parties by

EXHIBIT E

COURT OF APPEALS, STATE OF MICHIGAN MOTION FOR R&J GROUP HOLDINGS, LLC TO POST A \$250,000 ESCROW BOND WITH THE COURT

	OA Case Name: <u>Application for Leave to Appeal</u> OA Case No.: Lower Court Case No.: <u>25617-AV</u>
1.	I/we request that the time to file appellant(s) appellee(s) cross-appellant(s) cross-appellee(s) reply brief that is now due on be extended to
2.	Briefly state the reason(s) for this motion: [attach additional sheet if necessary] In order to protect Appellants' constitutional and financial rights; Appellants are praying to this court to grant their motion to compel Appellee to deposit \$250,000 escrow bond with Court to protect Appellants rights and be able to refinance the property. Otherwise, Appellants' ownership rights will be severely impeded.
3.	✓ This filing includes the original and 4 copies of the motion as required by MCR 7.211(A)(1).
N	I/we have satisfied the \$100 motion fee requirement of MCR 7.211(A)(2) by:[check one] check no in the amount of \$100 made payable to the "State of Michigan." paying \$100 in cash. fee paid through inter-agency transfer from another State agency. I am not required to pay fees in this appeal. declare that the statements above are true to the best of my information, knowledge, and belief. lame Azar Sadeghi-Staffeld Signature June 13, 2025
7 0	Proof of Service: I certify that a copy of this document and all attachments was served on the following attorneys of ecord or pro per parties by ☑ regular mail or ☐ personal service at the addresses shown below. To ensure proper service of the motion, the parties of record in the case may be verified through the Case Search option on the Court's web site at http://courts.mi.gov/opinions orders/case search/pages/default.aspx Date of Service June 13, 2025 Type Name Azar Sadeghi-Staffeld Signature
A M 3	Inthony G Mammina Iammina & Ajlouny, P.C. 70 E. Maple Road, Suite 230 Sirmingham, MI 48009

EXHIBIT F

Case 4:24-cv-12811-SDK-DRG ECF No. 40-1, PageID.831 Filed 06/16/25 Page 12 of 33

Original - Court file

1st copy - Assignment clerk/Extra 2nd copy - Friend of the court/Extra

3rd copy - Opposing party 4th copy - Moving party CASE NO.

STATE OF MICHIGAN

Approved, SCAO

EMERGENCY MOTION TO PROSECUTE FOR

JUDICIAL DISTRICT Michigan Court of Appeals COUNTY	CRIMINAL ENTERPRISE, RACKETEERING, EMBEZZLEMENT, AND FRAUD			1EMP-35ZACNJ4		
Court address 350 Ottawa Avenue N.W., Grand Rapids,	, MI 49503			,	616-456-1167	Court telephone no.
Plaintiffname(s) Azar Sadeghi-Staffeld, Ghazal Staffeld, A	Ariel Jones (Minor)		Defendant nar R&J Group		zs, LLC	
Plaintiffs attorney, bar no., address, and telepho Azar Sadeghi-Staffeld, Pro Se		v			ar no., address, and tele	phone no.
341 Corrie Road Ann Arbor, MI 48105 (734) 929-6969			9930 Whitt Detroit, MI		ot	
1. Motion title: Emergency Motion to Pr		ICE OF HEA		Embezz	lement, and Fraud	
Moving party: Azar Sadeghi-Staffeld						Grandaughter, Minor)
3. This matter has been placed on the	e motion calendar	for :				
Judge			Barno.	Date		Time
Hearing location Court address above						
If you require special accommodati arrangements.	ons to use the cou	rt because of	f disabilities,	please	contact the court in	nmediately to make
Live in the second seco		MOTION]			
1. In violation of Michigan racketeeri (Mail Fraud), and U.S.C. § 225 (Cont Mafia) in real estate transactions.	ng and criminal ente inuing Financial Cri	rprise statute; mes Enterpris	Michigan's R e) Defendants	Racketee are run	ring (MCL 750.159i) ning a criminal enterp	, U.S.C.§ 1341 prise (Chaldean
2. In violation of Michigan penal code Rana Matar) in real estate transaction		endants are co	mmitting eml	bezzlem	ent by their agents (Je	erry Watha and
3. The Defendants are committing ma	licious threats to ext	ort money age	ainst Michiga	n law M	CL 750.213 in real es	state transactions.
4. The Defendants are committing int Code (MCL 750.271 through 750.300	entional misleading v a) in real estate trans	with intent to sactions.	defraud in vio	olation C	Chapter XLII of the M	lichigan Penal
6/14/2025		<u>/s/ (</u> Signs	My	Ji	Englice d	***************************************
Date	CEF	RTIFICATE	OF MAILING	7		
I certify that on this date I served a copy o to their last-known addresses as define	fthis notice of hearind by MCR 2.107(C)	ngand motion	non the partie	sor the	ir attorneys by first-c	lass mail addressed
6/14/2025	,	/s/	an	<u>- </u>	Sluffelic	
Date	Signa	iture /		UV		

EXHIBIT G

Approved, SCAO

Original - Court file
1st copy - Assignment clerk/Extra
2nd copy - Friend of the court/Extra

3rd copy - Opposing party 4th copy - Moving party

STATE OF MICHIGAN
JUDICIAL CIRCUIT
JUDICIAL DISTRICT

EMERGENCY MOTION TO PROSECUTE CHILD ENDANGERMENT AND INSURANCE FRAUD

CASE NO. TEMP-3SZKCNJ4

Michigan Court of Appeals COUNTY	INSU	JRANCE F	RAUD			
Court address						Court telephone no.
350 Ottawa Avenue N.W., Grand Rapids,	, MI 49503			•	616-456-1167	
Plaintiff name(s)			Defendantna			
Azar Sadeghi-Staffeld, Ghazal Staffeld, A			Jerry Wath			
Plaintiff's attorney, bar no., address, and telepho	one no.	V	Defendant's a	ittomey, bar no., a	ddress, and teleph	ione no.
Azar Sadeghi-Staffeld, Pro Se						
341 Corrie Road			33168 N. R		045	
Ann Arbor, MI 48105 (734) 929-6969			Hamson 1	ownship, MI 48	043	
(734) 929-0909						
	NOT	CE OF HE	ADING			
1. Motion title: Emergency Motion to Pr	rosecute Child Endan	germent and	Insurance Fra	aud		
					Ariel Tones (Gr	andquahter Minor)
2. Moving party: Azar Sadeghi-Staffeld	1 (Grandmother), Gha	zai Staffeid	a/k/a Gnazai J	ones (Momer),	Allei Jolles (Gla	muauginer, winter)
O. Tille and the characters don the	a matian aslandar f	ior:				
3. This matter has been placed on the	e motion calendar i	Oit				
Judge			Barno.	Date	Т	īme
			~~			
Hearing location						
☐ Court address above ☐						
4. If you require special accommodati	ions to use the cour	t because o	of disabilities.	please contac	at the court imm	nediately to make
arrangements.		. 20000000		P.C.		•
			٦			
		MOTION				
1. In violation of MCL 750.136b, A I	CELONIV the Defend	lant intention	altır malicion	ıslv and deliher	ately created a s	ituation and is
reconcible for the minor child's ends	angerment and almost	t killed and 1	ermanently to	aumatized the n	ninor.	
2. The Defendant and his company (F	₹&J Group Holdings,	LLC) is the	title owner of	341 Corrie Roa	id, Ann Arbor, N	/II 48105 where
the minor child lived and lives						
3. On May 24, 2024, a hailstorm dam	aged the roof of prop	erty where t	ne Plainums II	ved and lives. 1	ne Plamuits iiii	mediately
notified the Defendant. 4. On May 26, 2024, while the minor	child was taking a sh	nower, the ba	throom ceilin	g fell on her and	l almost killed h	er. The
Defendant refused and still refuses to	make an insurance c	laim presum	ptively receiv	ing a kickback i	for not filing.	
5. Instead of Defendant remediating t	the damages, he retali	ated against	Plaintiffs and	is trying to evic	t them while the	establishment of
the right of ownership is a matter of o	lispute in Federal Co	urt.				

6/14/2025 Date

insurance fraud; A FELONY.

6. The Defendant is the beneficiary of the homeowner insurance policy.

CERTIFICATE OF MAILING

I certify that on this date I served a copy of this notice of hearing and motion on the parties or their attorneys by first-class mail addressed

7. The Defendant actions and inactions is against Chapter 45 of the Insurance Code of 1956 (MCL 500.4501 - 500.4511); and

to their last-known addresses as defined by MCR 2.107(C)(3).

6/14/2025

Date

EXHIBIT H

Approved, SCAO

1st copy - Assignment clerk/Extra 2nd copy - Friend of the court/Extra 3rd copy - Opposing party 4th copy - Moving party

STATE OF MICHIGAN

EMERGENCY MOTION TO PROSECUTE

CASE NO.

JUDICIAL DISTRICT Michigan Court of Appeals COUNTY		IGERMENT AND ICE FRAUD		TEMP-3SZKUNJ4	
Court address 350 Ottawa Avenue N.W., Grand Rapids,	MI 49503			616-456-116	Court telephone no
Plaintiff name(s) Azar Sadeghi-Staffeld, Ghazal Staffeld, A	riel Jones (Minor)	Defendantna Rana Matar			
Plaintiffs attorney, bar no., address, and telephor Azar Sadeghi-Staffeld, Pro Se		Defendant's a	ittorney, b	ar no., address, and te	lephone no.
341 Corrie Road Ann Arbor, MI 48105 (734) 929-6969		429 Delafo Canton Tov		MI 48188	-14
	L	F HEARING			
1. Motion title: Emergency Motion to Pro					
2. Moving party: Azar Sadeghi-Staffeld	(Grandmother),Ghazal Sta	affeld a/k/a Ghazal J	ones (M	other), Ariel Jones (Grandaughter, Minor)
3. This matter has been placed on the	motion calendar for-				
Judge		Barno.	Date		Time
Hearing location					
If you require special accommodationarrangements.	ns to use the court beca	ruse of disabilities,	please	contact the court is	mmediately to make
•	MO	TION			
 In violation of MCL 750.136b, A FF responsible for the minor child's endar The Defendant and her company (Rether minor child lived and lives. On May 24, 2024, a hailstorm dama notified the Defendant. On May 26, 2024, while the minor of Defendant refused and still refuses to most substantial to the right of ownership is a matter of the right of ownership is a matter of The Defendant actions and inactions insurance fraud; A FELONY. 	germent and almost killed &J Group Holdings, LLC) ged the roof of property we hild was taking a shower, nake an insurance claim pre- damages, She retaliated a dispute in Federal Court.	l and permanently tris the title owner of there the Plaintiffs litthe bathroom ceiling resumptively receiving against Plaintiffs and policy.	aumatize 341 Conved and g fell on ng a kicl d is tryin	ed the minor. Trie Road, Ann Arbo lives. The Plaintiffs her and almost kille kback for not filing. g to evict them whil	inmediately d her. The e the establishment
6/14/2025 Date		/s/ My		Staffel	12
	L	ATE OF MAILING			
I certify that on this date I served a copy of to their last-known addresses as defined	this notice of hearing and by MCR 2.107(C)(3).	motion on the partie	s or the	ir attorneys by first-	class mail addressed 7
6/14/2025		/s/ Cyn		Stuffy	eld

Date

EXHIBIT I

Original - Court file

1st copy - Assignment clerk/Extra 2nd copy - Friend of the court/Extra

3rd copy - Opposing party 4th copy - Moving party

STATE OF MICHIGAN JUDICIAL CIRCUIT

Approved, SCAO

THREAT OF IMMEDIATE BODILY HARM TO

CASE NO. TEMP-3SZKCNJ4

JUDICIAL DISTRICT	PLAINTIFFS AN IMMEDIATE S					
Michigan Court of Appeals COUNTY	IMIMEDIA I E 3	HAIOTOKI	PROTECT	1014		
Court address 350 Ottawa Avenue N.W., Grand Rapids	, MI 49503				616-456-1167	Court telephone no.
Plaintiff name(s)		1	Defendant na	me(s)		
Azar Sadeghi-Staffeld, Ghazal Staffeld, A		_	Jerry Wath			
Plaintiffs attorney, bar no., address, and telepho	one no.	v	Defendant's a	attorney, b	ar no., address, and tele	phone no.
Azar Sadeghi-Staffeld, Pro Se						
341 Corrie Road Ann Arbor, MI 48105 (734) 929-6969			33168 N. R Harrison T			
		1	1			
		ICE OF HEA		_		
1. Motion title: Threat of Immediate Bo						
2. Moving party: Azar Sadeghi-Staffeld	d (Grandmother),Gha	azal Staffeld a	/k/a Ghazal J	ones (M	other), Ariel Jones (G	randaughter, Minor)
3. This matter has been placed on the	e motion calendar	for :				
Judge			Bar no.	Date		Time
Hearing location				•		
☐ Court address above ☐						
If you require special accommodati arrangements.	ions to use the cou	rt because of	disabilities,	please	contact the court im	mediately to make
anangamenta		MOTION				
			İ			
Defendant have threatened to burn do	wn the house (The a	ddress of reco	rd is 341 Cor	rie. Ann	arbor, MI 48105).	
Describing the order of the second to our de	me nonse (1115 1				,	
			\sim			
6/14/2025		Isl C	erm	Si	luffeed	
Date		Signa	iture		W	
	CEF	RTIFICATE	F MAILING			
I certify that on this date I served a copy o to their last-known addresses as define	fthis notice of hearing	ng and motion	on the partie	s or the	ir attorneys by first-cl	ass mail addressed
	10 Dy 141011 2. 101 (0)	//	2 /	1	-(0.1	
6/14/2025		/s/V	tute	SIL	Apela	
LIBIA		Siulia	luio		1 1 U	

EXHIBIT J

Case Details

Additional Resources *

Case ID

2025-251C0573-LT

Court Location

14A District Court - Ann Arbor

Case Entitlement

R & J GROUP HOLDINGS V SADEGHI-STAFFELD

Judge of Record

SIMPSON, J. CEDRIC,

Date Filed

02/07/2025

Case Status

CLOSED

Balance

Parties (7)

Party Name

RESERVATION FRANCES

Party Type/Number PLAINTIFF - 1

Attorney Name

ANTHONY G. MAMMINA

Alternate Name(s)

Answer Date

Service Date

Disposition

Disposition Date

Party Name

SMORTH STATE OF THE CONTRACTOR

Party Type/Number DEFENDANT - 1

Attorney Name

Alternate Name(s)

Answer Date

Service Date

02/15/2025

Disposition

JUDGMENT ENTERED BY JUDGE/MAGISTRATE

Disposition Date

04/08/2025

Party Name STAFFELD/GHAZAL/

Party Type/Number DEFENDANT - 2

Attorney Name

Alternate Name(s)

AKA GHAZAL JONES

Answer Date

Service Date

02/15/2025

Disposition

JUDGMENT ENTERED BY JUDGE/MAGISTRATE

Disposition Date

04/08/2025

Party Name

SADEGHI-STAFFELD/AZAR/

Party Type/Number
CROSS PARTY PLAINTIFF ~ 1

Attorney Name

Alternate Name(s)

Answer Date

Service Date

Disposition

JUDGMENT ENTERED BY JUDGE/MAGISTRATE

Disposition Date

04/08/2025

Party Name

STAFFELD/GHAZAL/

Party Type/Number
CROSS PARTY PLAINTIFF - 2

Attorney Name

Alternate Name(s)

AKA GHAZAL JONES

Answer Date

Service Date

Disposition

JUDGMENT ENTERED BY JUDGE/MAGISTRATE

Disposition Date

04/08/2025

Party Name

R & J GROUP HOLDINGS//

Party Type/Number

CROSS PARTY DEFENDANT - 1

Attorney Name

ANTHONY G. MAMMINA

Alternate Name(s)

Answer Date

Service Date

Disposition

DISMISSAL ENTERED

Disposition Date

04/08/2025

Party Name

WELLS FARGO BANK N.A//

Party Type/Number

CROSS PARTY DEFENDANT - 2

Attorney Name

MARK D. KUNDMUELLER

Alternate Name(s)

Answer Date

Service Date

Disposition

DISMISSAL ENTERED

Disposition Date

04/08/2025

Bonds (0)

Hearings (1)

Hearing Type HEARING

Hearing Date 05/20/2025 9:00 AM

Hearing Officer
SIMPSON, J. CEDRIC

Events (38)



Event Date 06/10/2025

Description

MOTION FILED

Party/Count

P1

Clerk

KCA

Description
WRIT FILED FOR EVICTION

Party/Count

P1

Clerk

KCA

Event Date

05/15/2025 Description **MOTION FILED** Party/Count P1 Clerk **KCA Event Date** 04/08/2025 Description JUDGMENT ENTERED BY JUDGE/MAGISTRATE Party/Count D1 Receipt No./Date/Judge Clerk KCA **POSSESS** Description HEARING HELD CER9448-EMILY HARTWICK Party/Count **ALL** Clerk **KCA** Description JUDGMENT ENTERED BY JUDGE/MAGISTRATE Party/Count D2 Receipt No./Date/Judge Clerk KCA **POSSESS** Description **HEARING SCHEDULED** Party/Count ALL Receipt No./Date/Judge Clerk **KCA ESCROW Attorney**

SIMPSON,J. CEDRIC,
Description NOTICE ISSUED TO APPEAR
Party/Count ALL
Clerk KCA
Description JUDGMENT MAILED
Party/Count ALL
Clerk KCA
Description JUDGMENT ENTERED BY JUDGE/MAGISTRATE
Party/Count Q1
Clerk KCA
Description JUDGMENT ENTERED BY JUDGE/MAGISTRATE
Party/Count Q2
Clerk KCA
Description DISMISSAL ENTERED
Party/Count E1
Clerk KCA
Description DISMISSAL ENTERED

Party/Count
E2
Clerk
KCA
Event Date
03/19/2025
Description
HEARING ADJOURNED TERMINATION OF TENANCY
Party/Count
ALL
Clerk
KCA
Attorney
SIMPSON,J. CEDRIC,
Description
BENCH TRIAL SCHEDULED
Party/Count
ALL
Clerk
KCA
Attorney
SIMPSON,J. CEDRIC,
Description
NOTICE ISSUED TO APPEAR
Party/Count
ALL
Clerk
KCA
Event Date 03/14/2025
03/14/2025
Description
DISMISSAL FILED WITH PREJUDICE
Party/Count

P1
Clerk AAD
Description HEARING SCHEDULED TERMINATION OF TENANCY
Party/Count ALL
Clerk KCA
Attorney SIMPSON,J. CEDRIC,
Description HEARING HELD CER9448-EMILY HARTWICK
Party/Count ALL
Clerk KCA
Description NOTICE ISSUED TO APPEAR
Party/Count ALL
Clerk KCA
Description PROOF FILED
Party/Count P1
Clerk SJT
Event Date 03/07/2025
Description MOTION FILED

Party/Count

ALL

Clerk KCA

Description HEARING SCHEDULED TER	MINATION OF TENANCY	
Party/Count ALL		
Clerk ARB		
Attorney SIMPSON,J. CEDRIC,		
Description HEARING HELD CER9448-E	MILY HARTWICK	
Party/Count ALL		
Clerk ARB		
Description NOTICE ISSUED TO APPEAR	3	
Party/Count ALL		
Clerk ARB		
Event Date 02/15/2025		
Description SUMM & COMP SERVED P	OSTED -	
Party/Count D1	Amount \$49.10	
Clerk KCA		

Case 4:24-cv-12811-SDK-DRG ECF No. 40-1, PageID.849 Filed 06/16/25 Page 30 of 33 Amount Party/Count \$49.10 D2 Clerk KCA **Event Date** 02/10/2025 Description **SUMM & COMP ISSUED** Party/Count D1 Clerk Receipt No./Date/Judge KCA WCSD Description **SUMM & COMP ISSUED** Party/Count D2 Clerk Receipt No./Date/Judge KCA WCSD Description 2ND MAILING REQUESTED Amount Party/Count \$26.00 P1 Clerk **KCA** Description 2ND MAILING MAILED Party/Count D1 Cierk **KCA** Description 2ND MAILING MAILED Party/Count D2

```
Case 4:24-cv-12811-SDK-DRG ECF No. 40-1, PageID.850 Filed 06/16/25 Page 31 of 33
    Clerk
     KCA
    Description
     HEARING SCHEDULED TERMINATION OF TENANCY
    Party/Count
     ALL
    Clerk
     KCA
    Attorney
     SIMPSON, J. CEDRIC,
     Event Date
      02/07/2025
    Description
     SUMM & COMP FILED TERMINATION OF TENANCY
                                          Amount
    Party/Count
                                           $55.00
     P1
    Clerk
     KCA
    Attorney
     MAMMINA, ANTHONY G.,
```

Garnishments (0)

EXHIBIT K

Case 4:24-cv-12811-SDK-DRG ECF No. 40-1, PageID.852 Filed 06/16/25 Page 33 of 33

Skip to Main Content Logout My Account Search Menu New Civil Search Refine Search Back

REGISTER OF ACTIONS CASE No. 25-000617-AV

R&J Group Holdings, LLC vs Sadeghi-Staffeld, Azar et al

8 aeaea 60.60 Case Type: Appeals - Civil (AV) Date Filed: 04/25/2025

Appeals Location: Judicial Officer: Owdziej, Julia B.

District Court Case Number: 251C0573

PARTY INFORMATION

Attorneys

Location: 22nd Circuit Court Search Help

Defendant

All Other Occupants

Defendant

Sadeghi-Staffeld, Azar

Defendant

Staffeld, Ghazal Also Known As Jones,

Ghazal

Plaintiff

R&J Group Holdings, LLC

Anthony G. Mammina Retained

(248) 642-1330(W)

EVENTS & ORDERS OF THE COURT

OTHER EVENTS AND HEARINGS 04/25/2025 Claim of Appeal (new filing) Fee Walver Request - Granted

04/28/2025 05/09/2025

Motion to Dismiss Appeal

05/09/2025

Brief

Brief in Support of R & J Group Holdings, LLC's Motion to Dismiss Appeal Proof of Service

05/09/2025 05/09/2025 Appearance 05/09/2025 **Proof of Service**

05/21/2025 **Notice of Motion Hearing**

scheduled 05/27/2025

Granting Plaintiff's Motion to Dismiss Appeal (sgd 5/23/25)

05/27/2025 Brief

on Appeal

05/28/2025 Notice of Hearing and Motion

for Reconsideration of Order Eneterd on May 23,2025

Proof of Service 05/28/2025

05/28/2025 Fee Walver Request - Granted

06/02/2025 Proof of Service

CANCELED Motion Hearing (9:00 AM) (Judicial Officer Owdziej, Julia B.) 06/04/2025

Cancel

Pttf/ Motion to Dismiss Appeal

06/06/2025 Order

Denying Defendant/Appelants' Motion for Reconsideration (sgd 6/4/25) with Proof of Service

FINANCIAL INFORMATION

Plaintiff R&J Group Holdings, LLC

Total Financial Assessment Total Payments and Credits

Balance Due as of 06/12/2025

04/25/2025 Transaction Assessment

04/28/2025 Waiver 05/09/2025

Transaction Assessment Payment Over the Counter Receipt # CC-2025-2746 05/09/2025

R&J Group Holdings, LLC

150.00 (150.00) 20.00

(20.00)

170,00

170.00

0.00